177.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,000 / 651,000
					USE VALUE:	651,000 / 651,000
					ASSESSED:	651,000 / 651,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		UDINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALASUBRAMANIAN GOPAL/ETAL
Owner 2:	RAMANI PRIYA
Owner 3:	
Street 1:	35 UDINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HATZIKONSTANTIS DOROTHY E -
Owner 2:	-
Street 1:	25 CARDIGAN ROAD
Twn/City:	NORTH TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains 5,970 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1836 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5970.000	231,600		419,400	651,000
Total Card	0.137	231,600		419,400	651,000
Total Parcel	0.137	231,600		419,400	651,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.58 | /Parcel: 354.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 119357

GIS Ref

GIS Ref

Insp Date 07/02/18

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	231,600	0	5,970.	419,400	651,000	651,000	Year End Roll	12/18/2019
2019	101	FV	197,200	0	5,970.	413,400	610,600	610,600	Year End Roll	1/3/2019
2018	101	FV	197,200	0	5,970.	317,500	514,700	514,700	Year End Roll	12/20/2017
2017	101	FV	197,200	0	5,970.	299,600	496,800	496,800	Year End Roll	1/3/2017
2016	101	FV	197,200	0	5,970.	275,600	472,800	472,800	Year End	1/4/2016
2015	101	FV	185,000	0	5,970.	257,600	442,600	442,600	Year End Roll	12/11/2014
2014	101	FV	185,000	0	5,970.	237,200	422,200	422,200	Year End Roll	12/16/2013
2013	101	FV	185,000	0	5,970.	237,200	422,200	422,200		12/13/2012

!13862!

PRINT

Date	Time
12/11/20	03:45:25

LAST REV

Date	Time
03/30/20	08:49:47

danam

13862

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATZIKONSTANTIS	33470-407		8/17/2001		325,900	No	No		
MACHARIA KINUTH	25882-272		12/8/1995		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	119357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	199	Add Bath	15,700	C				
2/8/2012	127	Re-Roof	4,500					
5/27/2011	508	New Wind	1,738					REPL 3 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	163	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5970		Sq. Ft.	Site		0	70.	1.00	6									419,371						419,400	

Total AC/HA: 0.13705 | Total SF/SM: 5970 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,371 | Spl Credit | Total: 419,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335604
Depreciation:	104037
Depreciated Total:	231567

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

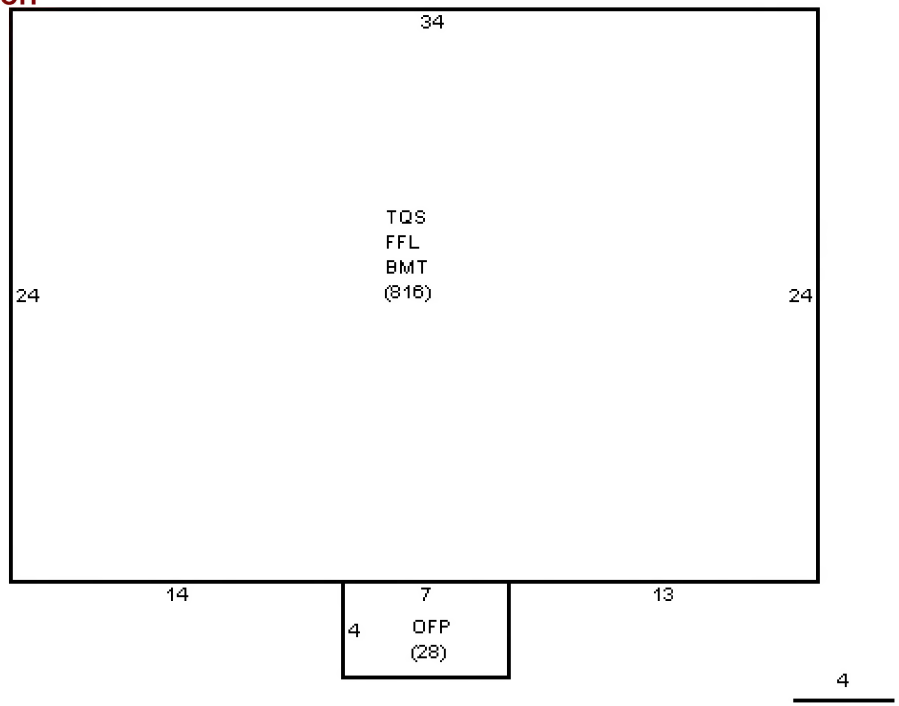
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	101.94
Final Total:	231600	Val/Su SzAd	162.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	56.340	45,973
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	2,272		Total:	249,603	
Size Ad	1428	Gross Are	2476	FinArea	1836

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	